

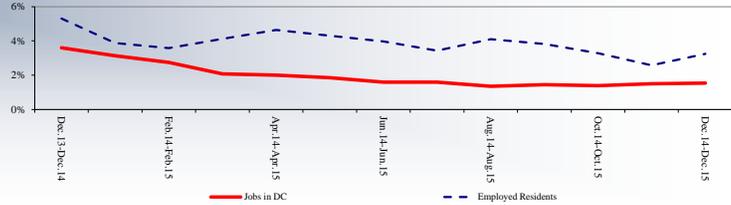


Labor & Industry

★ Jobs in D.C. for December 2015, up 10,600 (1.4%) from December 2014

★ District resident employment for December 2015, up 10,500 (3.0%) from December 2014

Change in Total Wage and Salary Employment and Employed Residents
(percent change from prior year in 3-month moving average)



Labor Market ('000s): Dec. 2015^a

	District of Columbia			Metropolitan area		
	Level	1 yr. ch. (amt.)	1 yr. ch. (%)	Level	1 yr. ch. (amt.)	1 yr. ch. (%)
Employed residents	364.1	10.5	3.0	3,165.0	83.6	2.7
Labor force	388.7	6.6	1.7	3,291.1	66.4	2.1
Total wage and salary employment	774.6	10.6	1.4	3,224.8	68.5	2.2
Federal government	200.0	1.5	0.8	368.9	4.4	1.2
Local government	37.1	-1.0	-2.6	342.5	8.7	2.6
Leisure & hospitality	70.7	1.4	2.0	304.0	4.8	1.6
Trade	28.1	-0.8	-2.8	350.3	1.2	0.3
Education and health	131.7	0.4	0.3	427.9	11.9	2.9
Prof., bus., and other services	237.9	7.0	3.0	932.2	30.7	3.4
Other private	69.1	2.1	3.1	499.0	6.8	1.4
Unemployed	24.6	-3.8	-13.4	126.1	-17.2	-12.0
New Unempl. Claims	1.4	-0.4	-22.5			

Detailed Employment ('000s): Dec. 2015

	Level	1 yr. ch. (amt.)	1 yr. ch. (%)	% of total
Manufacturing	1.0	0.0	0.0	0.1
Construction	14.5	0.4	2.8	1.9
Wholesale trade	4.9	0.0	0.0	0.6
Retail trade	24.1	0.1	0.4	3.1
Utilities & transport.	4.3	0.0	0.0	0.6
Publishing & other info.	17.0	0.0	0.0	2.2
Finance & insurance	18.2	-0.1	-0.5	2.3
Real estate	13.2	0.9	7.3	1.7
Legal services	30.0	0.5	1.7	3.9
Other profess. serv.	83.0	2.1	2.6	10.7
Empl. serv. (incl. temp)	15.8	0.1	0.6	2.0
Mgmt. & oth. bus serv.	36.8	2.0	5.7	4.8
Education	60.3	-3.0	-4.7	7.8
Health care	71.4	3.4	5.0	9.2
Organizations	65.3	2.5	4.0	8.4
Accommodations	14.9	-0.3	-2.0	1.9
Food service	48.5	1.6	3.4	6.3
Amuse. & recreation	7.3	0.1	1.4	0.9
Other services	7.0	-0.2	-2.8	0.9
Subtotal, private	537.5	10.1	1.9	69.4
Federal government	200.0	1.5	0.8	25.8
Local government	37.1	-1.0	-2.6	4.8
Total	774.6	10.6	1.4	100.0

Sources: U.S. Bureau of Labor Statistics (BLS) & D.C. Dept. of Employment Services (DOES)
^a Preliminary, not seasonally adjusted

D.C. Hotel Industry^b

Dec. 2015	Amt.	1 yr. ch.
Occupancy Rate	57.3%	-1.0%
Avg. Daily Room Rate	\$164.28	-\$4.62
# Available Rooms	28,937	-26
Room Sales (\$M)	\$84.4	-\$4.0

Airport Passengers^{c,d}

Dec. 2015	Amt. ('000)	1 yr. ch. (%)
DCA	1,817.5	3.5
IAD	1,707.8	-1.3
BWI	2,019.2	10.2
Total	5,544.5	4.3^e

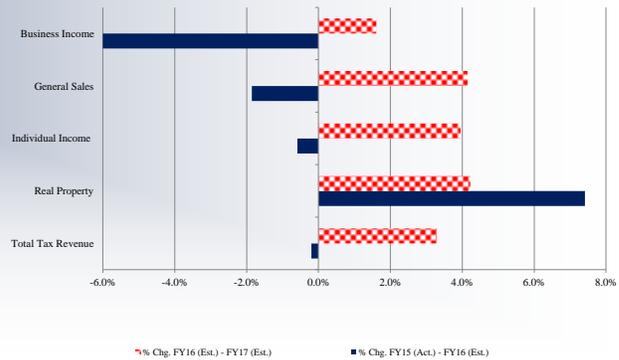
^b Source: Smith Travel Research ^c Source: Metropolitan Washington Airports Authority & Maryland Aviation Administration Authority ^d Includes arrivals and departures ^e Weighted average

Source: BLS. Details may not add to total due to rounding.

Revenue

- ★ Total gross tax revenue is expected to decrease slightly by 0.2% in FY2016
- ★ Individual income tax revenue is expected to decrease by 0.6% in FY2016; significantly less than the 11.2% growth that took place in FY2015
- ★ For FY 2016 real property tax revenue is expected to grow by 7.4%
- ★ Business income tax revenue is expected to decline by 6.0% in FY2016 following the 7.8% growth that occurred in FY2015
- ★ Revenue from general sales tax is expected to decline by 1.9% in FY2016 compared to the 12.2% growth that occurred in FY2015

Percent Change in Revenue for Selected Taxes for FYs 15 - 17 (Est.)



Tax Revenue for Fiscal Year 2015 and Estimated Tax Revenue for Fiscal Years 2016 and 2017 (\$000)^a

NOTE: REPORTING OF CASH COLLECTIONS WILL RESUME IN THE MARCH 2016 RELEASE

	FY15 ^d	FY16 (Est.) ^d	FY17 (Est.) ^d	% Chg. FY15 - FY16 (Est.)	% Chg. FY16 (Est.) - FY17 (Est.)	Addenda:	% Chg. FY15 - FY16 (Est.)	% Chg. FY16 (Est.) - FY17 (Est.)
Real Property	2,194,500	2,357,202	2,456,722	7.4%	4.2%	Convention Ctr. Transfer ^b	-2.1%	4.5%
General Sales	1,315,295	1,290,847	1,344,385	-1.9%	4.1%	Ind. Inc. Tax Withholding for D.C. residents	4.4%	4.3%
Individual Income	1,868,037	1,856,982	1,930,426	-0.6%	4.0%			
Business Income	447,805	420,925	427,710	-6.0%	1.6%			
Total Tax Collections (Gross) ^c	6,916,842	6,903,180	7,130,466	-0.2%	3.3%			
Dedicated Tax Collections	484,752	482,241	466,014	-0.5%	-3.4%			
Total Tax Collections (Net)	6,432,090	6,420,938	6,664,453	-0.2%	3.8%			

^aRevenue amounts shown are before dedicated revenue (TIF, Convention Ctr, Ballpark Fund, DDOT, the Highway Trust Fund, the Nursing Facility Quality of Care Fund, Healthy DC Fund, the Housing Production Trust Fund, WMATA, Hospital Fund, Stevie Sellows Quality Improvement Fund, Healthy Schools, ABRA).
Variations in processing activities may affect year-to-date comparisons.

^bPortion of sales tax on hotels and restaurants

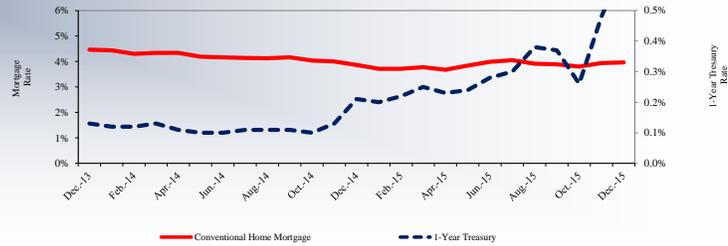
^cTotal Tax Revenue (Gross) includes all other taxes not reported above

^dAs of the February 2016 Revenue Estimates

People & Economy

- ★ D.C. unemployment rate for December: 6.6%, same as the previous month & 1.1% lower than 1 year ago
- ★ The conventional home mortgage rate was 3.96% in December, 0.02% higher than the previous month
- ★ The Census revised the population data for the District. Based on the new numbers, the resident count in 2015 was 1.9% higher as it reached a level of 672,228; this was higher than the growth rate of 1.6% that was experienced in 2014

One-Year Treasury and Conventional Home Mortgage Interest Rates
December 2013 to December 2015



U.S. GDP			% change for yr. ending		CPI		% change for yr. ending		D.C. Population		
Source: BEA	4 th Q 2015	3 rd Q 2015	Source: BLS	Nov. 2015	Sept. 2015	Source: Census			*Estimate for:	Level	% chg.
Nominal	2.9	3.1	U.S.	0.5	-0.04	2000	572,059				
Real	1.8	2.1 [†]	D.C./Balt. metro area	0.6	0.5	2005	567,136	-0.1			
Personal Income^a			Unemployment Rate^c								
Source: BEA	% change for yr. ending		Source: BLS	Dec. 2015	Nov. 2015	2006	570,681	0.6			
Total Personal Income	3 rd Q 2015	2 nd Q 2015	U.S.	5.0	5.0	2007	574,404	0.7			
U.S.	4.6	4.5	D.C.	6.6	6.6	2008	580,236	1.0			
D.C.	4.8	4.3	Interest Rates		National Average		2009	592,228	2.1		
Wage & Salary Portion of Personal Income							2010	605,126	2.2		
U.S.	5.1	5.1					2011	620,472	2.5		
Earned in D.C.	5.7	5.3					2012	635,342	2.4		
Earned by D.C. residents ^b	5.2	4.8					2013	649,540	2.2		
							2014	659,836	1.6		
							2015	672,228	1.9		

^a Nominal ^b Estimated ^c Seasonally adjusted
[†] Indicates data revised by stated source since previous D.C. Economic Indicators.

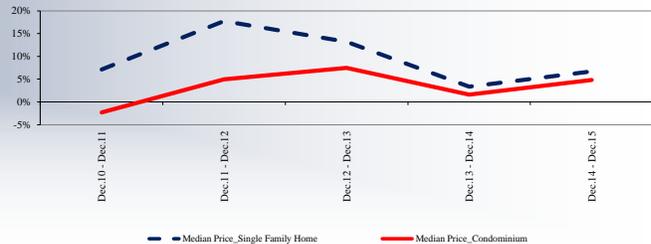
* July 1, except for 2000

Distribution of Individual Income Tax Filers by Income Category			
Source: D.C. Office of Tax and Revenue			
	2011	2012	2013
Less than \$30,000	42.0%	41.4%	40.9%
\$30,000-\$50,000	19.0%	18.6%	19.0%
\$50,000-\$75,000	14.0%	14.3%	14.6%
\$75,000-\$100,000	8.0%	8.3%	8.6%
\$100,000-\$200,000	11.3%	11.5%	11.5%
\$200,000-\$500,000	4.5%	4.7%	4.6%
\$500,000 and Over	1.2%	1.3%	0.9%

Housing & Office Space

- ★ There were 252 condos sold in December 2015, a 18.9% increase from 1 year ago
- ★ The year to date median price increased 6.7% from 1 year ago for single family homes, and condos experienced an increase of 4.8% in the year to date median price
- ★ In the 4th quarter of 2015 the office direct vacancy rate decreased by 0.2% from the 3rd quarter of 2015

Year Over Year Percent Change in the Median Price for a Single Family Home and Condominium in Washington, D.C.



Housing Sales			D.C. Housing Permits Issued			D.C. Commercial Office Space		
Source: MRIS ^a			Source: U.S. Census Bureau			Source: Delta Associates		
			4 Qs ending					
Completed contracts	Dec. 2015	1 yr. % ch.	4 th Q 2015	1 yr. ch.		4 th Q 2015	1 qtr. ch.	
Single family	285	-3.4	Total housing units	4,956	767	Inventory Status (in million sq. ft.)		
Condo/Co-op	252	18.9	Single family	255	-33	Total inventory	141.3	0.0
			Multifamily (units)	4,701	800	Leased space ^c	131.9	0.2
						Vacant	9.3	-0.3
Prices (\$000)			Class A Apt.^d and Condominium Units			New Construction		
Single family	Dec. 2015	1 yr. % ch.	Source: Delta Associates			1.8		
Average ^b	\$757.8	10.1				Direct Vacancy Rate		
Median ^c	\$661.8	6.7	Units under construction and/or marketing	4 th Q 2015	1 yr. ch.	6.6		
			Rental apartments	12,290	24	-0.2		
Condo/Co-op			Condominiums ^e	1,301	19			
Average ^b	\$507.2	-11.2	Other units likely to deliver over the next 36 months ^f					
Median ^c	\$435.0	4.8	Rental apartments	5,604	-1,076			
			Condominiums	1,801	64			

^a Metropolitan Regional Information System as reported by the Greater Capital Area Association of Realtors

^b Average prices are calculated for the month from year-to-date information ^c Median prices are year-to-date ^d Investment grade units, as defined by Delta

^e Calculated from direct vac. rate ^f Includes sold units ^g Only a portion will materialize